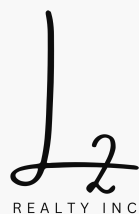


KSOK Addition Lot 1
1380 CR 4000
Elk City, KS 67344

\$85,000
23.195± Acres
Montgomery County



KSOK Addition Lot 1
Elk City, KS / Montgomery County

SUMMARY

Address

1380 CR 4000

City, State Zip

Elk City, KS 67344

County

Montgomery County

Type

Ranches, Undeveloped Land, Lot

Latitude / Longitude

37.19656 / -95.935102

Acreage

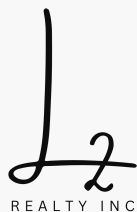
23.195

Price

\$85,000

Property Website

<https://l2realtyinc.com/property/ksok-addition-lot-1-montgomery-kansas/42277/>



PROPERTY DESCRIPTION

Welcome home to the KSOK Addition. Centrally located between Elk City and Havana this addition offers the peace and solitude of rural living, while never leaving the convenience of a blacktop road. In fact, Lot 1 offers blacktop road frontage on two sides and consists of 23 acres that offers a blend of natural beauty, building site potential, and a host of remarkable features. Within this acreage, you'll find numerous spots perfect for constructing your dream home or getaway retreat. Enjoy the freedom to design a residence that captivates the surroundings such as the rolling view to the East, or overlooking the pond that you'll find in the Northwest corner of the property. Although it is currently low due to the record breaking drought this area is currently in, it is a year round water source, perfect for both livestock and wildlife alike. From the pond, a timber lined wet weather creek runs through the property, which enhances the property's visual appeal as well as creating a natural travel corridor for the local wildlife. Whether it's turkey, deer, or birds, the property will offer some hunting opportunities, as well as the opportunity to simply enjoy watching the local wildlife. If hunting is of interest, it is important to note that there is over 1200 acres of public hunting within walking distance of the property. The property also offers the opportunity for pasture development, for grazing livestock or simply cultivating an expansive green space. Certain areas of the land have been used recently for hay production, and that could be enhanced should the owner choose to do so. Harvest your own hay, or explore leasing options for an additional income stream. Lot 1 also contains a fenced tank battery on the West side of the property, with all mineral rights transferring. Property perimeter fencing is in place, with new fencing needing installed on the internal boundary lines should the new owners require. Don't miss out on this 23.195 acre parcel, that combines picturesque landscapes and views, as well as an abundance of possibilities. Contact Land Specialist Jake Kolb for more information or to schedule a private viewing at [620-252-5881](tel:620-252-5881) or jkolb@L2Realtyinc.com.

*23.195 Acres

*Building Site Potential

*USD #446 School District

*Blacktop Road Frontage on Two Sides

*Pond

*Wet Weather Creek

*Some Timber

*Wildlife

*Hay Production Potential

*Grazing Potential

*Some Hunting Opportunities

*9 miles to HWY 75

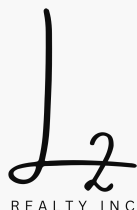
*13+/- miles to Independence

*13+/- miles to Caney, KS

*33+/- miles to Bartlesville, OK

*75+/- miles to Tulsa, OK

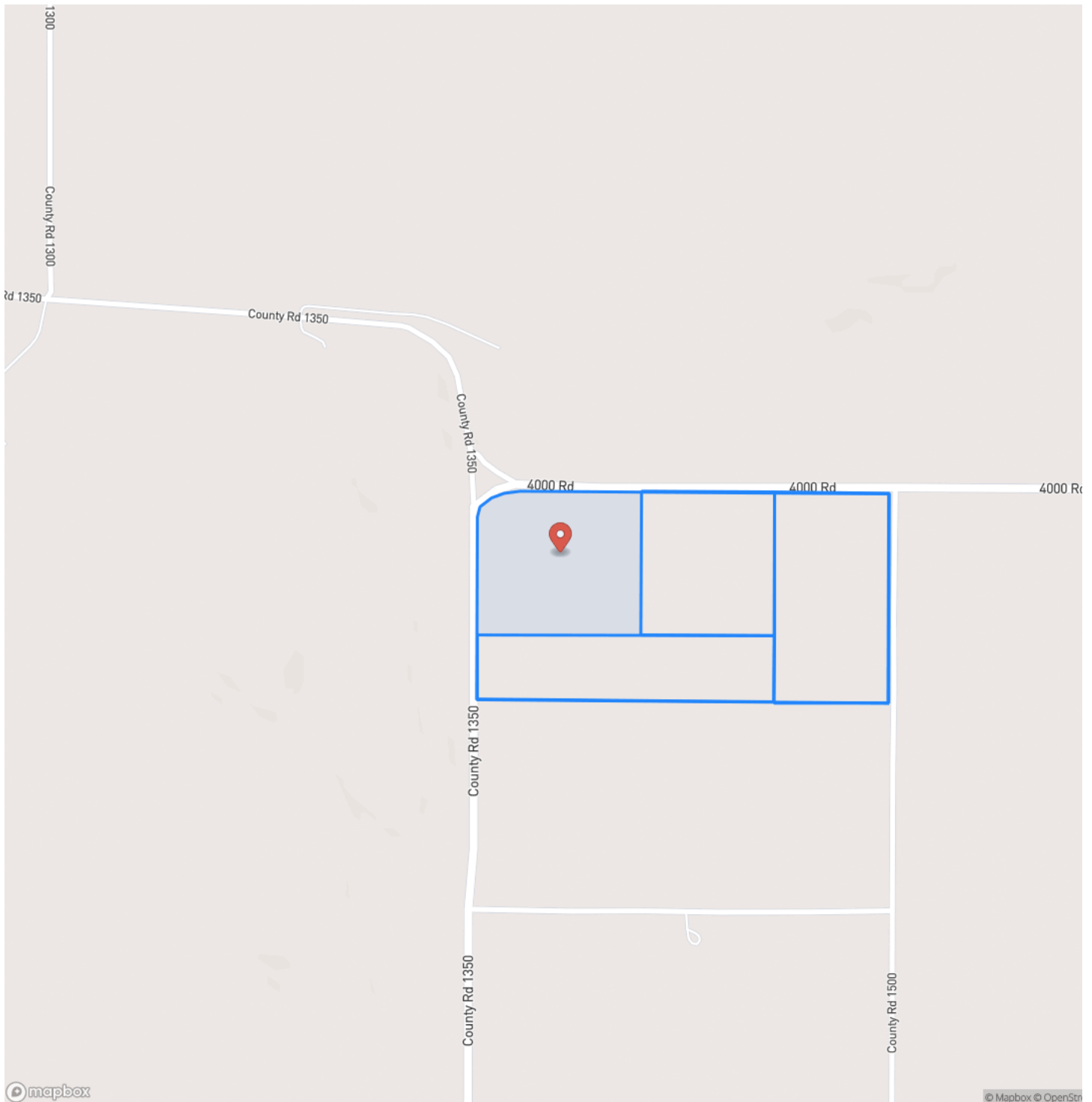
*112+/- miles to Wichita, KS



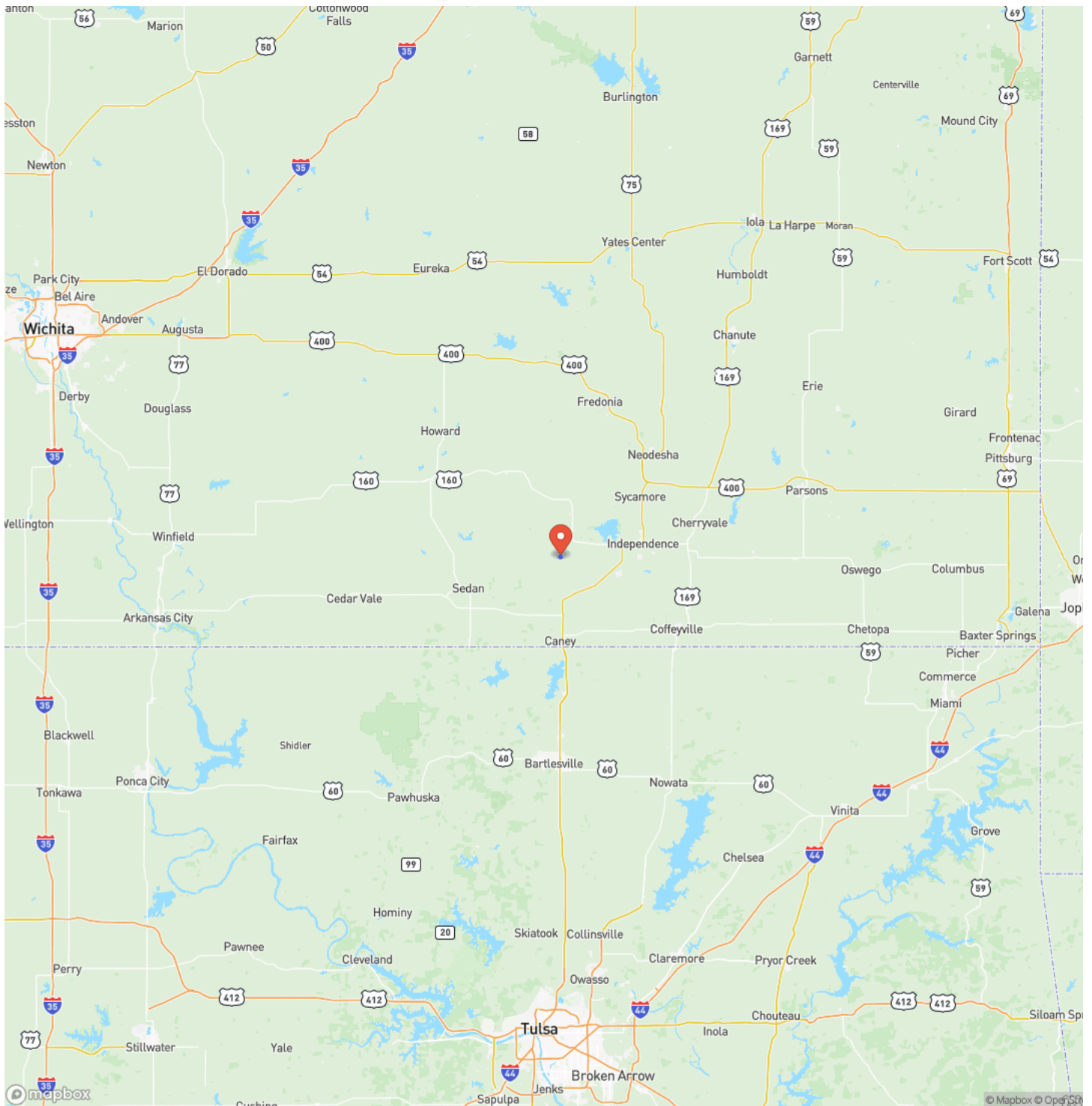
KSOK Addition Lot 1
Elk City, KS / Montgomery County



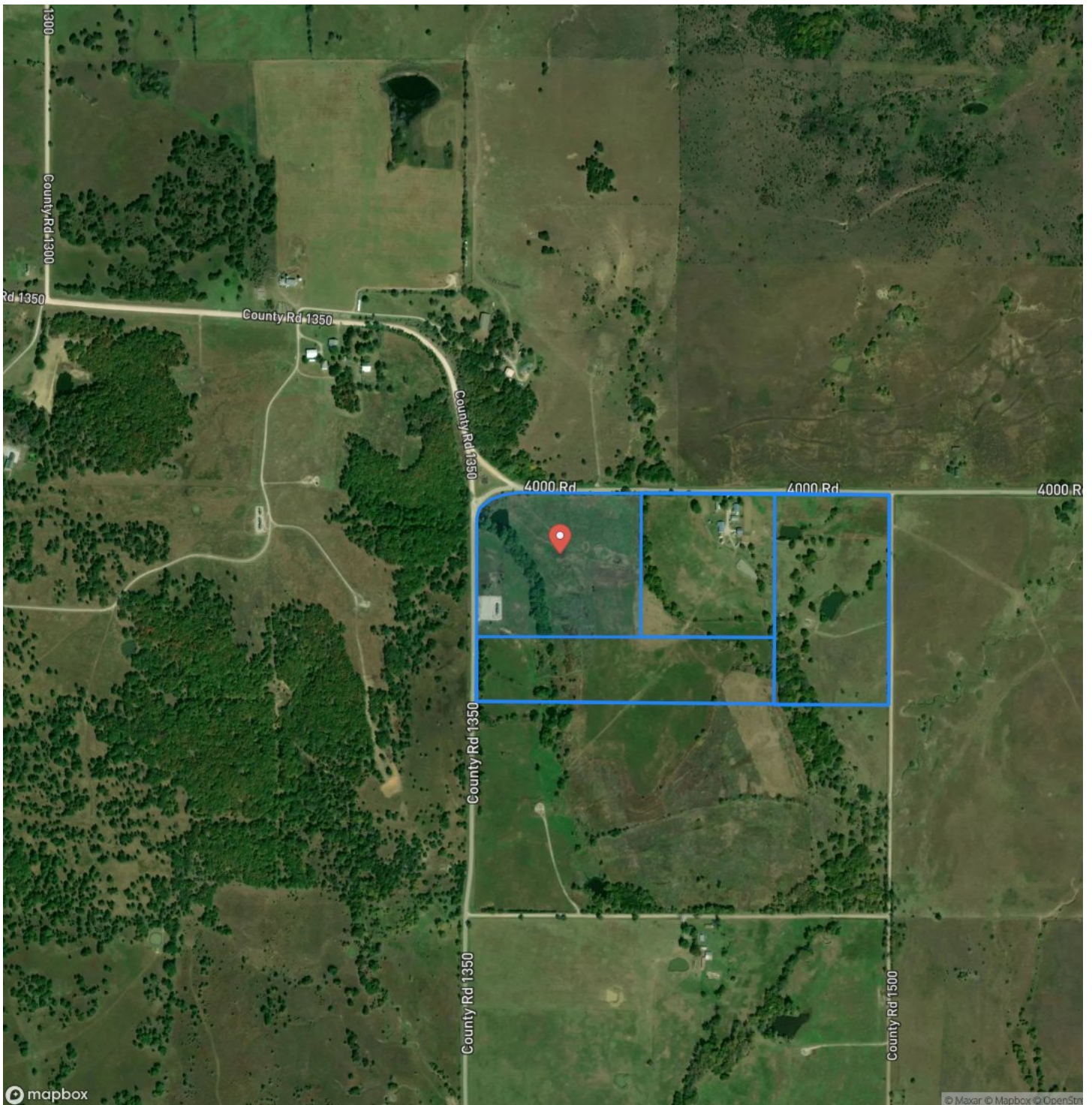
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Kolb

Mobile

(620) 252-5881

Email

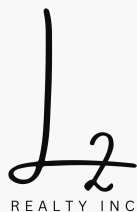
jkolb@l2realtyinc.com

Address

City / State / Zip

Havana, KS 67347

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

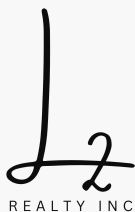


l2realtyinc.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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